

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

(CCR Title 25 §6202)

Jurisdiction STANTON

Reporting Period 01/01/2014 - 12/31/2014

Pursuant to GC 65400 local governments must provide by April 1 of each year the annual report for the previous calendar year to the legislative body, the Office of Planning and Research (OPR), and the Department of Housing and Community Development (HCD). By checking the “Final” button and clicking the “Submit” button, you have submitted the housing portion of your annual report to HCD only. Once finalized, the report will no longer be available for editing.

The report must be printed and submitted along with your general plan report directly to OPR at the address listed below:

**Governor’s Office of Planning and Research
P.O. Box 3044
Sacramento, CA 95812-3044**

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Table A

Annual Building Activity Report Summary - New Construction Very Low-, Low-, and Mixed-Income Multifamily Projects

Housing Development Information								Housing with Financial Assistance and/or Deed Restrictions		Housing without Financial Assistance or Deed Restrictions	
1	2	3	4				5	5a	6	7	8
Project Identifier (may be APN No., project name or address)	Unit Category	Tenure R=Renter O=Owner	Affordability by Household Incomes				Total Units per Project	Est. # Infill Units*	Assistance Programs for Each Development	Deed Restricted Units	Note below the number of units determined to be affordable without financial or deed restrictions and attach an explanation how the jurisdiction determined the units were affordable. Refer to instructions.
			Very Low- Income	Low- Income	Moderate- Income	Above Moderate- Income			See Instructions	See Instructions	
(9) Total of Moderate and Above Moderate from Table A3						0	32				
(10) Total by Income Table A/A3			0	0	0	32					
(11) Total Extremely Low-Income Units*			0								

* Note: These fields are voluntary

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Table A2
Annual Building Activity Report Summary - Units Rehabilitated, Preserved and Acquired pursuant to GC Section 65583.1(c)(1)

Please note: Units may only be credited to the table below when a jurisdiction has included a program in its housing element to rehabilitate, preserve or acquire units to accommodate a portion of its RHNA which meet the specific criteria as outlined in GC Section 65583.1(c)(1)

Activity Type	Affordability by Household Incomes				(4) The Description should adequately document how each unit complies with subsection (c)(7) of Government Code Section 65583.1
	Extremely Low-Income*	Very Low-Income	Low-Income	TOTAL UNITS	
(1) Rehabilitation Activity	0	0	0	0	
(2) Preservation of Units At-Risk	0	0	0	0	
(3) Acquisition of Units	0	0	0	0	
(5) Total Units by Income	0	0	0	0	

* Note: This field is voluntary

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Table A3
Annual building Activity Report Summary for Above Moderate-Income Units
(not including those units reported on Table A)

	1. Single Family	2. 2 - 4 Units	3. 5+ Units	4. Second Unit	5. Mobile Homes	6. Total	7. Number of infill units*
No. of Units Permitted for Moderate	0	0	0	0	0	0	0
No. of Units Permitted for Above Moderate	32	0	0	0	0	32	32

* Note: This field is voluntary

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Table B

Regional Housing Needs Allocation Progress

Permitted Units Issued by Affordability

Enter Calendar Year starting with the first year of the RHNA allocation period. See Example.												Total Units to Date (all years)	Total Remaining RHNA by Income Level
Income Level		RHNA Allocation by Income Level	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9		
Very Low	Deed Restricted	68	0	0	0	0	0	0	0	0	0	0	68
	Non-Restricted		0	0	0	0	0	0	0	0	0		
Low	Deed Restricted	49	0	0	0	0	0	0	0	0	0	0	49
	Non-Restricted		0	0	0	0	0	0	0	0	0		
Moderate		56	0	0	0	0	0	0	0	0	0	0	56
Above Moderate		140	2	32	0	0	0	0	0	0	-	34	106
Total RHNA by COG. Enter allocation number:		313	2	32	0	0	0	0	0	0	0	34	279
Total Units ▶▶▶													
Remaining Need for RHNA Period ▶▶▶▶▶													

Note: units serving extremely low-income households are included in the very low-income permitted units totals.

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Table C

Program Implementation Status

Program Description (By Housing Element Program Names)		Housing Programs Progress Report - Government Code Section 65583. Describe progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement, and development of housing as identified in the housing element.	
Name of Program	Objective	Timeframe in H.E.	Status of Program Implementation
Policy Area #2 Rehabilitation of Existing Housing Stock: Maintain a housing stock that is conserved in a sound, safe and sanitary condition.	Pursue funding for maintenance and rehabilitation of housing stock, engage in code enforcement activities, and identify partnerships to assist in acquisition and rehabilitation of existing housing units.	On-going	The City has continued a proactive code enforcement program to ensure building safety and integrity of residential neighborhoods. In conjunction with non-profit entities, the City has been able to renovate City owned rental units for the use of transitional housing. In addition, the City is also working on identifying funding sources through the Housing Authority to develop new programs to assist in rehab of low income households.
Policy Area #3 Preservation and Conservation: conservation of the housing stock and preservation of housing opportunities for Stanton's residents	Ensure long term affordability of housing units.	On-going	The City has continued its monitoring of at risk affordable housing units. The earliest conversion of any affordable housing units in the city is November 2022.
Policy Area #4 Increasing Access to Housing Opportunity: Encourage access to decent and suitable housing opportunities for all Stanton residents.	Promote homeownership opportunities, address the needs of the homeless population, provide opportunities for the development of housing for large families, provide opportunities for housing for persons with disabilities, promote fair housing standards, and provide opportunities for development of extremely low-income households.	On-going	On May 28, 2013, the City of Stanton adopted a new zoning code update. Through the zoning code process, the City has complied with SB2, adopted reasonable accommodation regulations, and revise the definition of "family". In addition, to support large family developments, the City has incentivized construction of homes for large families through the amenity incentives program. A proposed residential project may be allowed to develop up to the maximum applicable density threshold if the project meets previously established amenity options incentives. These incentives defined include development of homes for large families.

Policy Area #5 Expanding Outreach: Increase awareness of and participation in housing programs.	Increase awareness of and participation in housing programs, and consolidate and disseminate information.	On-going	The City has continued to regularly develop forms of comprehensive information resources regarding housing projects, programs, policies, available funding, technical assistance and other related items through appropriate delivery means (i.e. information packets, City webpage, cable TV channel, reader board sign, workshop meetings, etc.). However, the amount of resources and available funding has significantly decreased with the dissolution of the Redevelopment Agencies. The City has researched available funding through different County, State and Federal sources and directs residents to those sources when requested.
Policy Area #6 Sustainability: Promote a housing stock that is energy and water efficient and implement sustainable strategies	Promote energy conservation, and green building techniques for residential construction and rehabilitation projects, and encourage energy-efficient design and appliances,	On-going	When new construction, expansion, or rehabilitation projects are proposed, the City ensures that the minimum Green Building standards are met. In addition, the City directs applicants to available funding for installation of energy efficient appliances. Finally, the City has been issued a grant from SCAG to provide an educational program to the City's residents and business owners about sustainability. The program is set to begin in the first quarter of 2015.
Policy Area #6 Sustainability: Promote a housing stock that is energy and water efficient and implement sustainable strategies	Promote energy conservation, and green building techniques for residential construction and rehabilitation projects, and encourage energy-efficient design and appliances,	On-going	When new construction, expansion, or rehabilitation projects are proposed, the City ensures that the minimum Green Building standards are met. In addition, the City directs applicants to available funding for installation of energy efficient appliances. Finally, the City has been issued a grant from SCAG to provide an educational program to the City's residents and business owners about sustainability. The program is set to begin in the first quarter of 2015.
Policy Area #1 Production of New Housing: Provide for a housing stock of sufficient quantity composed of a variety and range of types and costs.	Expedite project review, revise fees, streamline process, encourage mixed-use and infill development, promote quality multifamily design, maximize the development potential of vacant and underutilized land, and redevelop the Tina/Pacific neighborhood.	On-going	The City adopted the updated General Plan allowing for mixed-use development along the city's major arterials of Beach Boulevard and Katella Avenue. In addition, by implementing the mixed-use designations the city has increased the amount of acreage available for residential development by 263.5 acres. With the adoption of the new zoning code, the City developed regulations to enhance multifamily housing design, to include additional outdoor open space, higher parking ratios, and additional amenities. The City has also made efforts towards the redevelopment of the Tina/Pacific neighborhood. With the release of the properties from the Department of Finance, the City is now able to move forward with a chosen developer to continue the acquisition process, relocate the tenants, and begin the entitlement process for the project. Finally, the City has also made efforts to streamline the processing of entitlements for new housing construction and has reduced processing times by almost 50%.

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General Comments:

Progress Towards Developing Affordable Housing

The City has focused on a neighborhood with one of the highest crime rates and highest population densities for redevelopment and future construction of affordable housing. The Tina/Pacific neighborhood originally housed 40 apartment complexes, each consisting of four units. The City has developed a plan to purchase all 40 properties, demolish the existing blighted structures, and construct a new affordable housing development. The City purchased one property in CY 2009 and 10 properties in CY 2010, which have been demolished. In CY 2011, 10 properties were purchased, and in CY 2012 an additional four properties were purchased, and one was demolished. The properties purchased in CY 2012 had existing Purchase and Sales Agreements in place and were in escrow prior to the dissolution of the redevelopment agencies. Due to the dissolution of the redevelopment agencies, the City has been unable to move forward with this project. Currently, the City is managing 40 occupied apartment units. The neighborhood is still severely blighted and continues to deteriorate due to lack of continuation of the project. As temporary service to the neighborhood, the City has partnered with two non-profit companies to provide a community garden, a children's resource center, transitional housing units, and are currently processing the development of a park facility with a futsal court.

The wind-down process for the former Stanton Redevelopment Agency is near completion. The California Department of Finance has released the Tina/Pacific properties, allowing the City to move forward with the development of the project. The City is working to finalize a contract with a chosen affordable housing developer to complete the acquisition process, relocate the existing tenants, and redevelop the site in two phases.